

*HARGROVE and JENNINGS, LLC
Title Services
312-D East Broad Street
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May 8, 2018

*TAYS REALTY & AUCTION, LLC
620 Maxwell Street
Cookeville, TN 38501*

*ATTN: CAMERON NIXON
RE: Property of ORAL C. MASTERS and BETTY LOUISE MASTERS, Trustees of the
Masters Family Trust Dated June 20, 2001*

Property known as 859 Buffalo Valley Road

Dear Cameron:

I hereby certify that I have examined the public records of Putnam County, Tennessee, affecting the title to the property located in the First Civil District of Putnam County, Tennessee, conveyed to ORAL C. MASTERS and BETTY LOUISE MASTERS, Trustees of the Masters Family Trust Dated June 20, 2001 as described and recorded in the Register's Office of Putnam County, Tennessee in RB287, page 481. This opinion covers the period from March 21, 2018, to May 8, 2018, at 8:00 a.m.

My examination of said public records reveals the following objections:

- 1. Subject to a Sewer Easement of record in RB136, page 765, Register's Office of Putnam County, Tennessee.*
- 2. Subject to Restrictions of record, if any; and those matters as shown and disclosed on the plat of record in Plat Cabinet C, Slide 106, Register's Office of Putnam County, Tennessee.*
- 3. Subject to a 10-foot utility easement along the Southern boundary of the property.*
- 4. Subject to the 2018 County and the 2018 City taxes, a lien not yet due and payable. The 2017 County taxes were paid in the amount of \$1,291.00, and the 2017 City taxes were paid in the amount of \$397.00. Map 54 L C, Parcel 2.00.*

This title report does not make any representation with regard to (a) any parties in possession; (b) deficiencies in quantities of land; (c) boundary line disputes; (d) roadways; (e) any unrecorded easements; (f) any unrecorded liens; (g) accuracy of the index books of the Register's, Trustee's and Clerk and Master's offices of said County and any tax information obtained from any City Clerk's office, specifically but not limited to Algood, Baxter, Cookeville and Monterey; (h) any matter not of public record which would be disclosed by an accurate survey or inspection of the premises; (i) any undisclosed heirs; (j) any fraud or forgery in connection with any of the instruments in the chain of title; (k) mental incompetence; (l) confusion with regard to the name or proper identity of parties; (m) improprieties with regard to delivery of deed; (n) marital rights (spouse or former spouse of present or past owners not revealed in the instrument); (o) any instrument executed by a minor; (p) lack of corporate capacity in the event a corporation is in the chain of title; (q) any facts that would be revealed by an examination of the records of State Courts, Federal District Court, and Federal Bankruptcy Court; (r) any questions of security interests or liens under the Uniform Commercial Code; (s) subject to the reservation of all oil, gas and mineral rights, if any, by prior owners; (t) any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting and regulating the character, dimensions or location of any improvements now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law, ordinance or governmental regulation; (u) taxes resulting from supplemental, revised, or corrected assessments under Tennessee Code Annotated Section 67-5-603 et seq.

These items listed under the immediately preceding paragraphs are matters which would not be revealed by an examination of the records of the Register's, Trustee's and Clerk and Master's Offices of said county, and, therefore, matters in which we have no means of securing the necessary information. The matters under (a), (b), (c), (d) and (e) could be protected against by an accurate survey by a qualified licensed surveyor. Item (f) unrecorded liens, could be guarded against by an inspection of the premises for new improvements, and if such appear to have been present, the utilization of the notice of completion and waiting ten (10) days to close as per T.C.A. 64-1145, et seq. The matters under (g) through (r) may be insured against by the utilization of title insurance; and should you desire more information in that regard, we would be pleased to discuss same with you. This title opinion is issued for the sole use and benefit of above addressed person(s) or business; and the undersigned shall not be responsible to any other party relying on it.

Sincerely,

JERE L. HARGROVE

By:

